



September 1, 2020

Mrs. Lucy Sloman, AICP  
City of Issaquah  
1775 12<sup>th</sup> Ave NW  
Issaquah, WA 98027

*Civil Engineers*

Project: Issaquah High School #4 and Elementary School #17, AHBL No. 2180412.10  
Subject: Request for AAS from COIMC 18.07.110

*Structural Engineers*

*Landscape Architects*

Dear Mrs. Sloman:

*Community Planners*

This letter is intended to formally request an Administrative Adjustment of Standards (AAS) as outlined in the City of Issaquah municipal code. Administrative Adjustment is being requested for City of Issaquah Municipal Code (COIMC) 18.07.110 Accessory Structures-Uninhabitable 9. Retaining Walls and Rockeries Sections D and E.

*Land Surveyors*

Walls 4 and 5 located along 228<sup>th</sup>

*Neighbors*

- Problem –Wall 4 and Wall 5 (the wall numbering is used to match the nomenclature used in the SDP/MSP drawings submitted under separate cover) are located within the front property setback line and are also exceeding the 6-foot height limit for this area.
- Background - The proposed frontage improvements located along 228<sup>th</sup> require the construction of two onsite retaining walls located along the west edge of the right-of-way (ROW) boundary. The walls are required to protect a cut slope that will be created during the widening of the road and retain significant trees onsite. However, both Wall 4 and Wall 5 are located within the 10-foot front building setback and have maximum heights of 15.8 feet and 13.8 feet respectively based on preliminary frontage design. Ultimately, these walls will be tiered as can be seen in the C.O.I. Wall sections in attached EX-1. This section shows the intent of the frontage wall design that a 4' tall wall will be provided adjacent to the sidewalk with a taller wall set back from it to provide landscape buffer in front of the top wall. The final location of the frontage walls will ultimately be determined by the traffic mitigation requirements currently being discussed with the City of Sammamish. There is the potential that an additional lane may be required and will push the location of the frontage walls further onsite. However, this will only make the walls taller and will still require this AAS.
- Mitigation – The intent of the 6-foot wall height maximum and setback requirements are to protect adjacent property owners. The proposed adjustments will not negatively impact adjacent property owners because this portion of the property is facing the ROW. Public safety will also be maintained as the walls will not be accessible to the public and will have guard railing or fences located along the tops of the walls as shown in the provided section on EX-1. In order maintain existing significant trees and reduce the size of the cut slope needed to construct the proposed ROW

*TACOMA*

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improvements, the toes of both walls are to be located on the proposed ROW/property line. If we were to tier the walls more to limit the 6' height and place them outside of the property line setback a larger cut would be needed and additional significant trees would be lost. By constructing these taller wall sections within the property line setback we are able to save significant trees and efficiently protect the exposed slope without further widening the road cut. Additionally, protecting more of the significant trees along the 228<sup>th</sup> frontage provides forested screening of the proposed high school building located at the top of the slope. Our proposed design matches the existing scale of the area by accommodating to the natural topography of the property. Please see the attached exhibit illustrating the locations of Wall 4 and Wall 5 as well as the trees being saved and the cut that is protected.

Thank you for your consideration of this adjustment.

If you have any questions, please call me at (253) 383-2422.

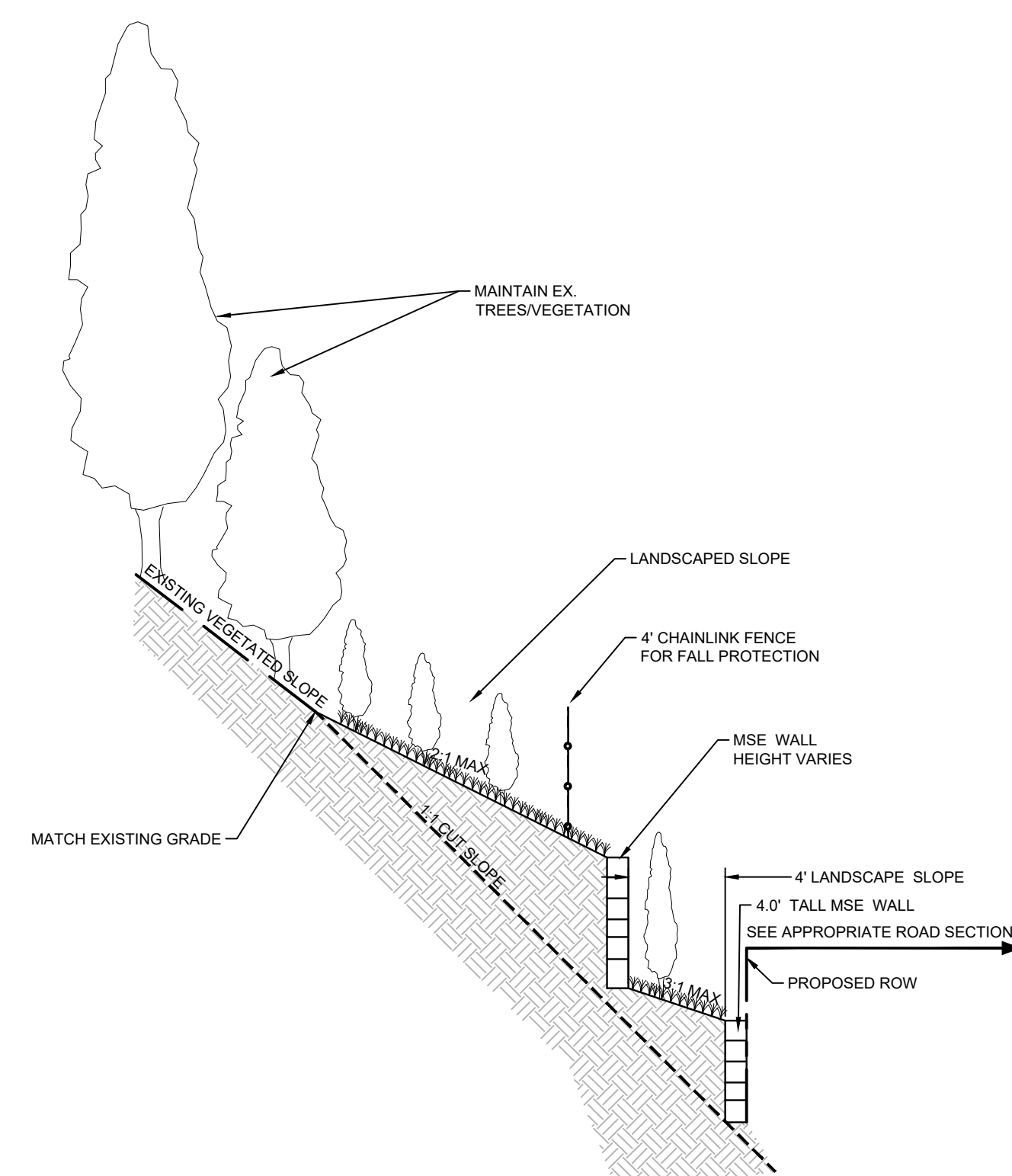
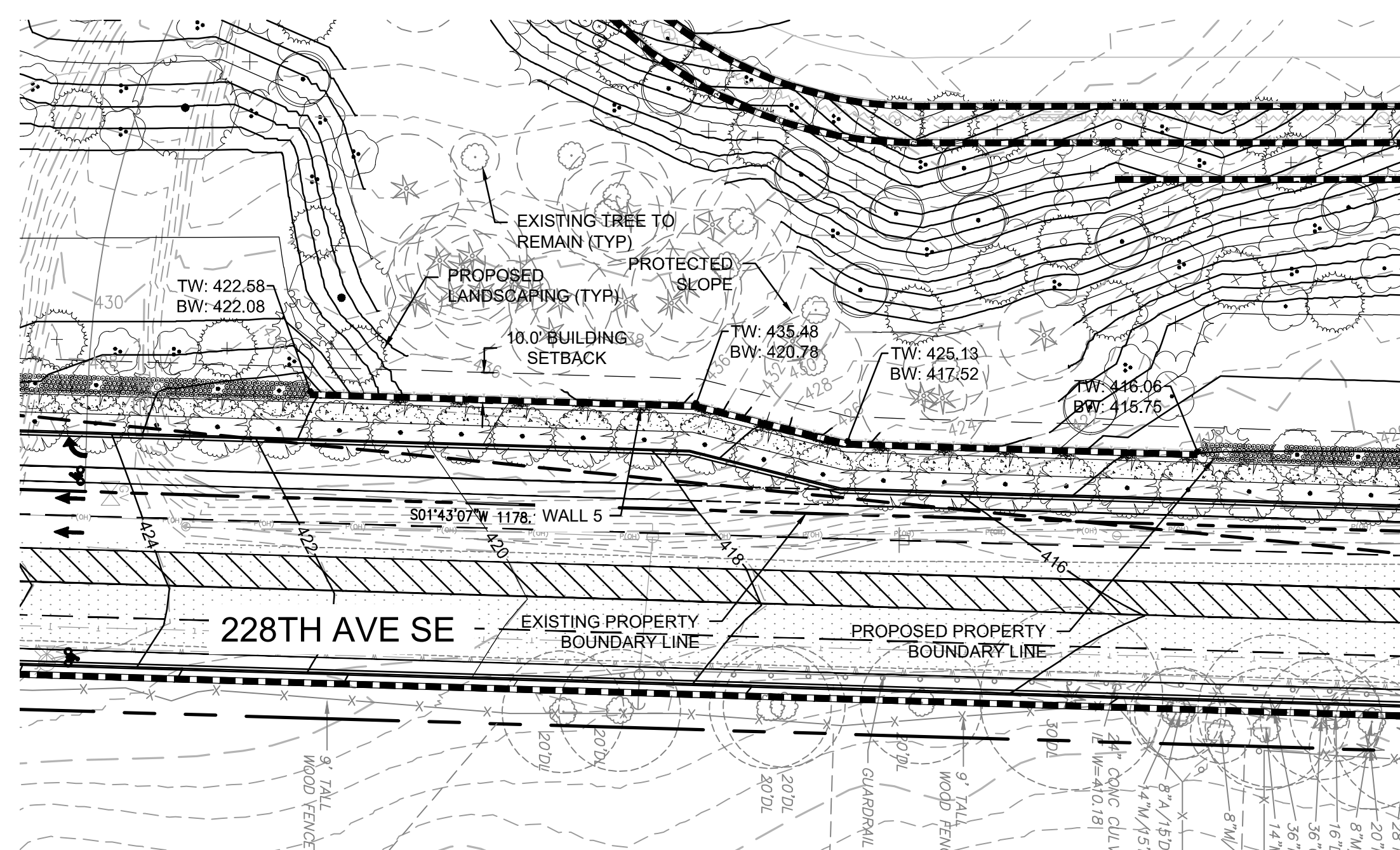
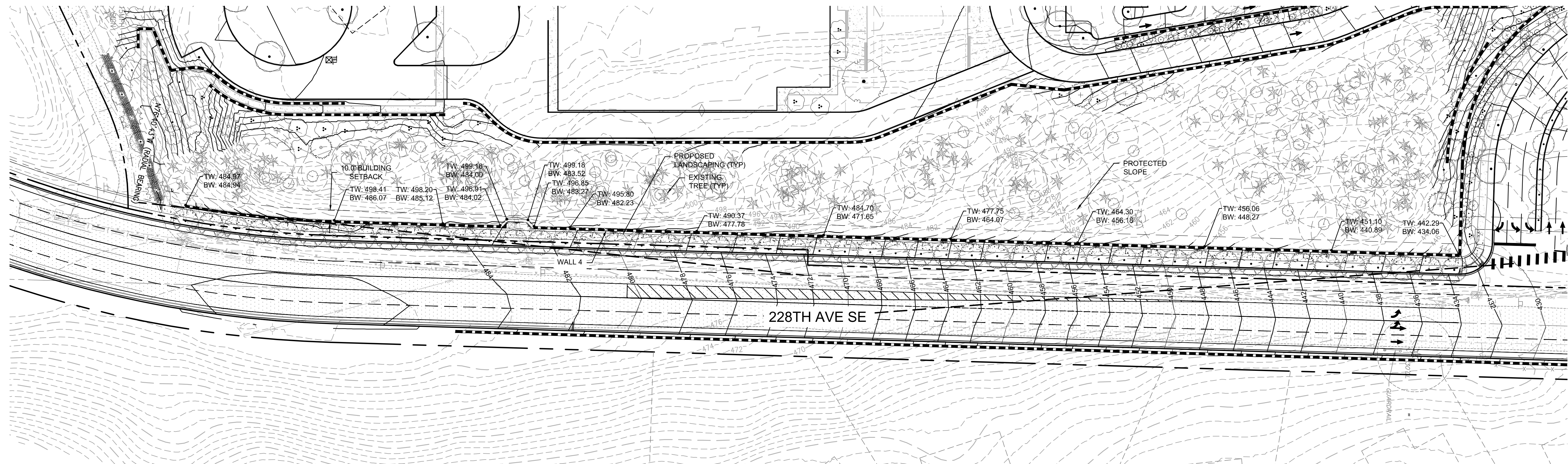
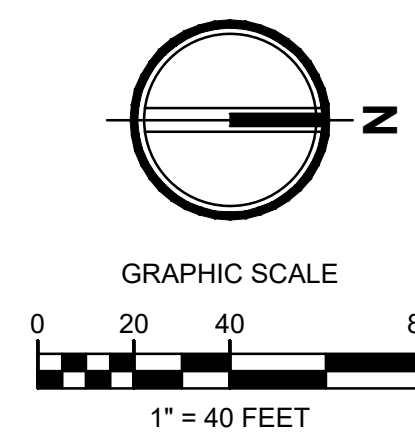
Sincerely,

Todd Sawin, PE  
Principal

TCS/

c: Tom Mullins, Issaquah School District  
Jean Stolzman, Bassetti Architects

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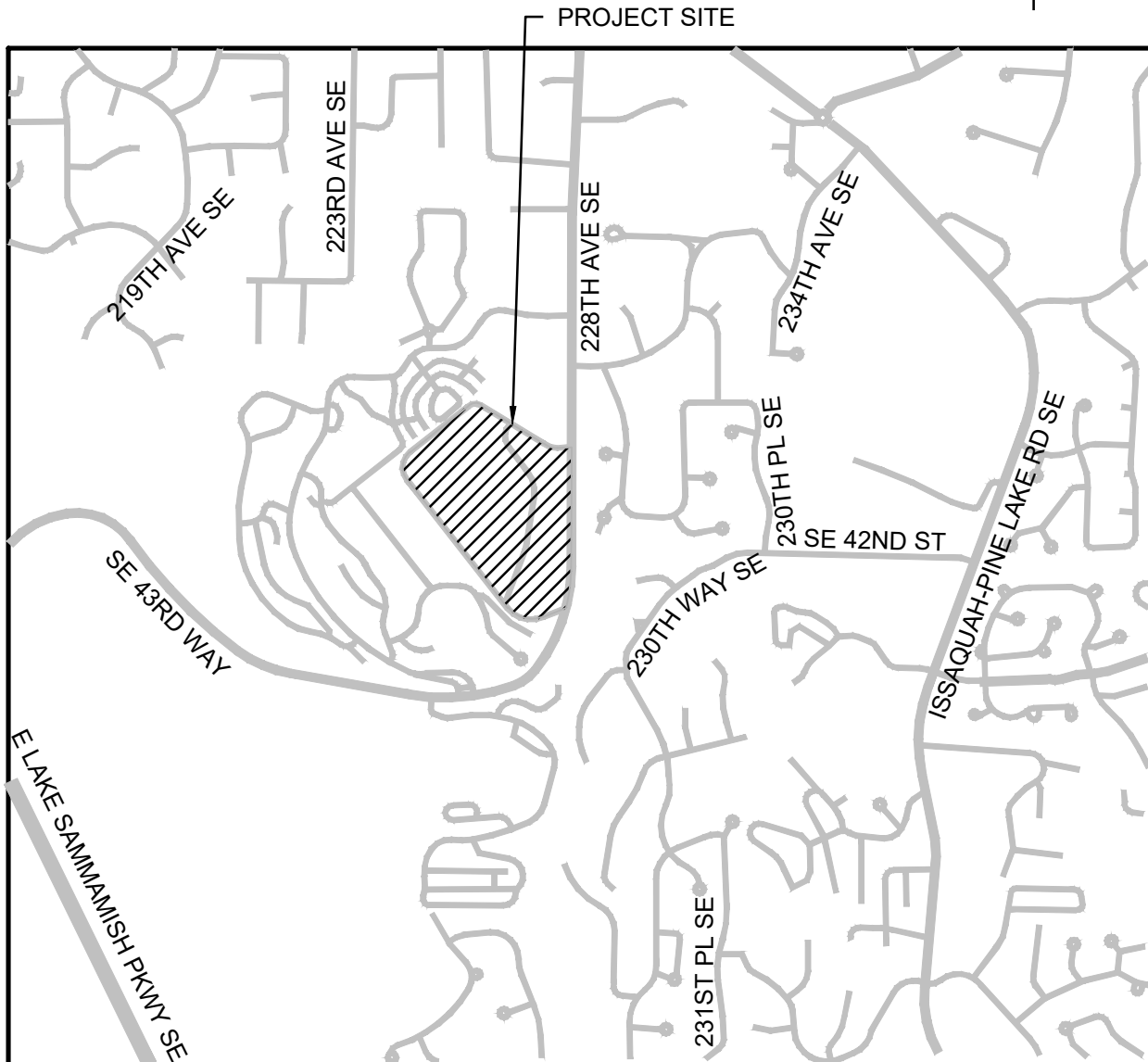
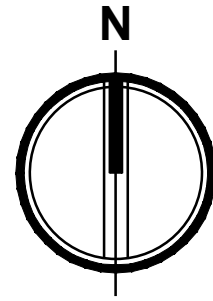
10 C.O.I. WALL SECTIONS  
NOT TO SCALE

**AHBL**  
TACOMA · SEATTLE  
2215 North 30th Street, Suite 300, Tacoma, WA 98403  
316 Occidental Avenue South, Suite 320, Seattle, WA 98104

Civil Engineers  
Structural Engineers  
Landscape Architects  
Community Planners  
Land Surveyors  
Neighbors

<b>IHS</b> <b>WALL 4 AND 5 AAS EXHIBIT</b> <b>08.06.2020</b> <b>2180412.10</b>		<b>EX-1</b>





## VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')



2215 North 30th Street,  
Suite 300,  
Tacoma, WA 98403  
253.383.2422 TEL  
253.383.2572 FAX

ISSAQUAH HIGH SCHOOL AND  
ELEMENTARY SCHOOL  
**VICINITY MAP**

JOB NO:  
2180412.10  
DATE: 6/12/2020

**A-1**

Legal Description

PER CHICAGO TITLE INSURANCE COMPANY  
ORDER NO. 192692-TC DATED AUGUST 8, 2019

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF CURVE;  
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;  
THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 52°13'57" WEST 202.00 FEET;  
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT;

THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET; THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET;

THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;

THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET; THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.